

CHAPTER 6

NONCONFORMING SIGNS

SECTION 12-6-101 PURPOSE AND INTENT

It is the intent of this chapter to recognize that the eventual elimination of existing signs that are not in conformity with the provisions of this ordinance is as important as the prohibition of new signs that would violate these regulations. It is also the intent of this chapter that any elimination of nonconforming signs shall be effected so as to avoid any unreasonable invasion of established property rights.

SECTION 12-6-102 GENERAL REQUIREMENTS

A nonconforming sign shall be properly maintained in accordance with provisions of this Title. A sign shall not be modified in any way except to bring it into conformity with all provisions of this Title. For the purpose of this Title, modification includes:

- (1) A change to another nonconforming sign;
- (2) Any modification resulting in an increase in height or a change to the outside dimensions of the sign cabinet;
- (3) Reestablishment of a nonconforming sign after having been abandoned for 90 days or more;
- (4) Reestablishment of a nonconforming sign after damage or destruction of more than 50% of its replacement value, regardless of the cause. In making a determination, the City shall require a detailed estimate of the cost to repair and restore the damaged sign to its previous condition as well as an estimate of the cost to totally replace the sign; and
- (5) Moving, replacing at the same location, or relocating a nonconforming sign.

SECTION 12-6-103 SIGNS ON NONCONFORMING BUILDINGS

Nonconforming buildings closer than 10 feet to a public street right-of-way shall only be allowed to have Wall Signs or Awning Signs.